

Introduced by: Councilmember Wright

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2008-45

**RECOMMENDING APPROVAL OF THE PROPOSED TAKOMA PARK
ELEMENTARY SCHOOL ADDITION**

WHEREAS, Montgomery County Public Schools (MCPS) has submitted for Mandatory Referral review by the Maryland National Park and Planning Commission, a proposal for the construction of an addition to the Takoma Park Elementary School (TPES); and

WHEREAS, TPES, located at 7511 Holly Avenue, is sited within an R-60 single-family residential zoning district as set forth in the Montgomery County Zoning Ordinance; and

WHEREAS, the Takoma Park City Council and the community have expressed their strong support for upgrading the existing facility to better serve the elementary school children of Takoma Park; and

WHEREAS, the existing facility is currently over capacity and many students living in Takoma Park are bused outside City boundaries; and

WHEREAS, MCPS has been forthcoming in discussions with the community, and has incorporated many design changes, developed in response to the concerns expressed by the community, into its site plan; and

WHEREAS, the proposed site plan will improve ADA access, bus safety, vehicular access, classroom facilities at TPES, mitigating the impact of proposed retaining walls with additional landscaping and plantings; and

WHEREAS, the Council has a strong interest in the project moving forward in a timely and efficient fashion with the least disruption to students; and

WHEREAS, the proposed development supports the recommendations set forth in the Takoma Park Master Plan including the renovation and maintenance of existing facilities.

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Takoma Park supports the planned Takoma Park Elementary School addition and recommends the approval of the proposed site plan with the following conditions:

Section 1. That all pedestrian connections adjoining public property and rights-of-way,

including pedestrian connections from the direction of Holly and Grant Avenues, along the parking lot driveway, along Philadelphia Avenue, two connections from the City parking lot, a stairway at Philadelphia Avenue and a pathway at Grant Avenue, and along Holly Avenue, be installed or improved with a width of preferably eight feet and not less than four feet, with a cross slope no greater than 2%.

- Section 2. That crosswalks be added across all driveway entrances.
- Section 3. That large shade trees be planted a minimum of 20 feet and maximum of 35 feet on center along all onsite walkways, public sidewalks, parking lots and driveways.
- Section 4. That the Lisa Hill “Bridge to Terabithia” memorial tree, located near the main entrance of the school, is relocated or preserved in its current location.
- Section 5. That the landscaping installed between Philadelphia Avenue and the retaining walls shall have a naturalistic forest appearance, with 75% evergreen foliage, with a canopy of varied heights at maturity and a variety of textures.
- Section 6. That number and size of usable flat grassy play areas be maximized including the field to the south of the building and the gathering space to the north of the school entrance.
- Section 7. That a LEED Scorecard be used to evaluate the green features of the site.
- Section 8. That MCPS continue to coordinate with the City regarding changes and refinements to the site construction documents.
- Section 9. That the City may consider applying more stringent stormwater standards than the minimum required.

Adopted this 27th day of May, 2008.

ATTEST:

Jessie Carpenter, CMC
City Clerk